

179.0

0006

0023.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,505,700 / 1,505,700

APPRAISED:

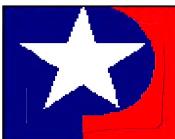
1,505,700 / 1,505,700

USE VALUE:

1,505,700 / 1,505,700

ASSESSED:

1,505,700 / 1,505,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
492		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ARAMANDLA SARAT C & SIRISH R	
Owner 2:	
Owner 3:	

Street 1: 492 APPLETON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: BRIAN CALLAHAN COMPANY -	
Owner 2: -	

Street 1: 20 WOODBURY STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains .253 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 5036 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	
s		Street	

t		Gas:	
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LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11006		Sq. Ft.	Site		0	70.	0.68	6									525,126						525,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101	11006.000	980,600		525,100	1,505,700			198099
Total Card	0.253	980,600		525,100	1,505,700			GIS Ref
Total Parcel	0.253	980,600		525,100	1,505,700			GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	299.02	/Parcel: 299.02			Insp Date
								04/14/16
								!14129!

PREVIOUS ASSESSMENT								Parcel ID	179.0-0006-0023.B	PRINT		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time
2022	101	FV	980,600	0	11,006.	525,100	1,505,700		Year end	12/23/2021		
2021	101	FV	951,800	0	11,006.	525,100	1,476,900		Year End Roll	12/10/2020		
2020	101	FV	951,800	0	11,006.	525,100	1,476,900	1,476,900	Year End Roll	12/18/2019		
2019	101	FV	748,800	0	11,006.	517,600	1,266,400	1,266,400	Year End Roll	1/3/2019		
2018	101	FV	748,800	0	11,006.	397,600	1,146,400	1,146,400	Year End Roll	12/20/2017		
2017	101	FV	748,800	0	11,006.	375,100	1,123,900	1,123,900	Year End Roll	1/3/2017		
2016	101	FV		0	11,006.	345,100	345,100	345,100	Year End	1/4/2016		
2015	130	FV		0	11,917.	334,300	334,300	334,300	Year End Roll	12/11/2014		

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
BRIAN CALLAHAN	66714-410		1/25/2016			1,190,000	No	No							
BICHAJIAN JOHN-	64595-566		12/2/2014	Mult Lots		464,000	No	No		PARCEL 2 IS 179-6-23A.					
BICHAJIAN JOHN	26936-425		12/26/1996	Forclosure		100	No	No	A						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
1/3/2019	11	Solar Pa	28,000	C					3/6/2017	SQ Returned	MM	Mary M			
6/23/2017	737	Addition	35,000	C					4/14/2016	Info By Phon	PT	Paul T			
7/28/2015	1017	New Buil	313,000		7/28/2015				4/14/2016	Measured	PT	Paul T			
4/24/2015	400	Foundati	15,000						5/28/2015	Permit Insp	PC	PHIL C			
4/24/2015	400	Foundati	15,000						12/22/1999	Vacant Lot	264	PATRIOT			
									4/2/1997		PM	Peter M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6	Colonial			Full Bath: 5	Rating: Very Good			SUBDIVISION 12/2104. LOT D.															
Sty Ht: 2T	2 & 3/4 Sty			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	Concrete			A 3QBth:	Rating:																		
Frame: 1	Wood			1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 2	Clapboard			A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1	Gable			OTHER FEATURES																			
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1															
Color: GREEN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Frl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: B- Good (-)				Lvl 2																			
Year Blt: 2015				Lvl 1																			
Alt LUC:				Lower																			
Jurisdct: G17				Totals	RMS: 11	BRs: 6	Baths: 5	HB: 1															
Const Mod:				CONDOS INFORMATION																			
Lump Sum Adj:																							
INTERIOR INFORMATION				DEPRECIATION																			
Avg Ht/FL: STND				Phys Cond: VG - Very Good	0.4 %																		
Prim Int Wal: 2	Plaster			Functional:		%																	
Sec Int Wall:		%		Economic:		%																	
Partition: T	Typical			Special:		%																	
Prim Floors: 3	Hardwood			Override:		%																	
Sec Floors:		%		Total:	0.4 %																		
Bsmnt Flr: 12	Concrete			CALC SUMMARY																			
Subfloor:				Basic \$ / SQ:	130.00																		
Bsmnt Gar:				Size Adj.: 0.85851949																			
Electric: 3	Typical			Const Adj.: 0.99989998																			
Insulation:				Adj \$ / SQ: 111.596																			
Int vs Ext:				Other Features: 178764																			
Heat Fuel: 2	Gas			Grade Factor: 1.21																			
Heat Type: 15	H.V.A.C			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC: 100		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 984584																			
% Com Wal		% Sprinkled		Depreciation: 3938																			
				Depreciated Total: 980645																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 179.0-0006-0023.B												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N					Total Yard Items:				Total Special Features:						Total:								
AssessPro Patriot Properties, Inc																							